

16.0

Landscape

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16.1 Intent

Landscape is an essential element of a great Public Realm and maintaining the character of Issaquah. It is also an effective tool in connecting people with nature, especially as an area urbanizes. Landscape creates a Pedestrian Friendly environment; enhances the Public Realm; provides opportunities for transitions from the natural edges into the built areas; ensures that the community is livable, attractive, and urban spaces are humanized; and is an important component of establishing unique character. The intent of this Chapter is to complement Chapter 10 Landscape, and strategically create a verdant, vibrant, urban character in part by integrating nature into the design of buildings, Circulation Facilities and Community Spaces to:

- A. Ensure sites and Circulation Facilities with an array of green elements to implement the Green Necklace vision (Urban Community Goal B);
- B. Establish healthy trees and other landscaping to soften the built environment and integrate with the natural environment;
- C. Use landscaping to screen elements such as surface parking and drive-throughs.

16.2 General Standards

- A. **Integrate with Nature and the Surroundings.** Landscaping should integrate with the context of the surrounding natural environment including trees, creeks, and mountains as well as adjacent urban surroundings.



Multiple types of plantings make for a very green circulation facility. (Pedbikeimages.org/ Carl Sundstrom)



This landscaping is designed to complement the adjacent architecture.

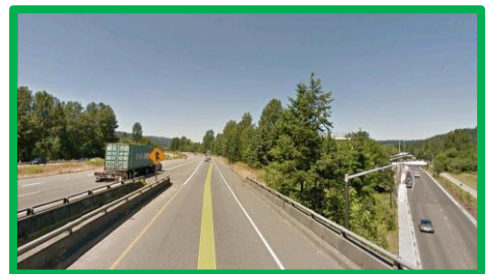


The ivy on the concrete wall successfully softens this trash enclosure.

- B. **Context.** The context in which the landscape will be located should be considered regarding how it will integrate with the buildings, Circulation Facilities, Community Spaces, setbacks, and other development elements and adjacent property situations.
- C. **Soften Development.** Landscaping should add greenery or “softness” to buffer buildings and hardscape spaces. Landscaping should help screen elements such as trash enclosures and mechanical equipment.
- D. **Key Landscape Elements.** Landscape elements, especially trees, should be strategically located at key focal points to establish lush, verdant landscaping via trees, raised or in-ground planters, green walls, and other landscape measures.
- E. **Green Edge of Issaquah.** Development along I-90 shall preserve and enhance the green, natural feel of Issaquah by integrating and connecting this green edge as part of the Green Necklace. This edge should be landscaped to establish lush, verdant focal points.
- F. **Accent Plantings.** Developments and Circulation Facilities should incorporate unique plantings to establish a special feeling of place such as annuals and colorful plantings; plantings in pots, beds, raised planters; edible plants or kitchen gardens; and other memorable measures.
- G. **Wildlife Habitat.** Especially near Critical Areas, wildlife habitat needs should be considered when selecting plant materials. Wildlife enhancement features such as snags, loafing logs, and other natural features should also be considered.
- H. **Design Unity.** Unity of design should be achieved through repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- I. **Green Walls.** Consider using Green Walls as a landscape element to soften and green urban areas, especially narrowly constrained planter areas to add



Multiple types of plantings make for a very green circulation facility. (Pedbikeimages.org/ Carl Sundstrom)



Lush landscaping is provided along I-90 and screens the adjacent buildings. (Google Earth)



Colorful landscaping has been provided on this site softening and providing natural interest year-round.



The shade trees in this Circulation Facility frame sidewalks while breaking up the length of this building.

structure, depth, and interest to walls, outdoor spaces, and planter areas.

- J. **Trees on Site.** Tree species and locations shall be strategically selected to moderate building mass, shade to reduce the heat island effect, and frame pedestrian friendly walkways while balancing needs for building and sign visibility. Specific tree species shall be customized to the location (See Right Plant, Right Place); large broad-spreading deciduous and conifer trees shall be the first priority, followed by columnar and/or smaller trees in narrow, tight areas.
- K. **Setback Treatment.** Where a setback between Circulation Facilities and buildings is appropriate, such as in building entries, office uses, and residential uses, landscaping shall be used in combination with benches, low walls, and other built elements to establish a boundary between public and semi-private areas. The landscape and built elements may create layers, differing textures, and semi-transparency to define semi-private areas while maintaining a pedestrian friendly environment. See also Chapter 11.0 Site Design and Chapter 14.0 Buildings.
- L. **Pedestrian Buffer.** All pedestrian facilities shall be buffered with trees and shrubs, appropriate in size, scale, planter type, and character to the type of facility. Landscape adjacent to parking should be hardy and easily traversable such as with pavers to guide pedestrians. Unless otherwise permitted the minimum planting width shall be at least four (4) feet wide.
- M. **Native Plants.** To reinforce Issaquah's natural setting, native plants shall be planted throughout the development but especially as a transition adjacent to natively planted critical areas. Site landscaping shall contain a minimum of 30% native trees, and 30% native shrubs and groundcovers. The Director may reduce the percentage and allow nonnative species that have adapted to the climate conditions of the greater Issaquah region.



The buffer between the building and the sidewalk provides landscaping and seating.



Substantial landscaping is provided between the sidewalk and the parking lot.



This rain garden, planted with native plants, requires little maintenance.

N. **Right Plant, Right Place.** Plants shall be selected taking into consideration the surrounding context (i.e., large native conifers are not appropriate in densely built areas and narrow planter beds). Factors to consider include, but are not limited to, the mature size of the plant, sufficient space for mature root growth, microclimate factors, and water requirements. Proper plant selection will reduce the need for persistent pruning, removal and replacement of mature trees, uplifting of pavement and other damage to infrastructure.

O. **Site Furnishings.** Benches, kiosks, signs, bollards, waste receptacles, street vending carts, water fountains, lighting standards, perch walls, sidewalks, pathways, trails, and special water features shall be designed to integrate with street trees and other landscaping and be compatible elements of like materials and design.

P. **Circulation Facility Landscapes.** Circulation Facility landscapes shall be designed to maintain and enhance the Green Necklace vision, with emphasis on pedestrian friendliness, through the planting of prominent street trees, and an understory of low growing landscaping where appropriate. Circulation Facility landscaping shall also meet the requirements of Chapter 6.0 Circulation Facilities, Chapter 12.0 Circulation Design Standards, and Chapter 10.0 Landscape Requirements for Circulation Elements and Community Spaces.

Q. **Surface Parking Landscapes.** Landscaping shall screen surface parking, break up the expanse of pavement, and support pedestrian friendliness in accordance with Chapter 10.0 "Additional Landscape Requirements for Parking Areas" and Chapter 15.0 Parking.

R. **Parking Structure Landscaping.** Landscaping shall soften and screen parking structures in accordance with Chapter 10.0 "Additional Landscape Requirements for Structured Parking" and Chapter 15.0 Parking.



The street furniture and amenities above blend beautifully with each other as well as the adjacent architecture.



This streetscape includes a good mix of prominent trees and low growing plants that results in an attractive place for pedestrians.



Plantings, vines and attractive architecture are used to screen this parking lot while providing a pleasant pedestrian path.



An extreme, but excellent, example of softening a parking structure through landscaping.

- S. **Integrate Stormwater Facilities and Critical Areas.** Stormwater facility design, including outlet structures and maintenance access, shall be integrated with and complement adjacent landscaping. Elements consistent with the project design shall be provided, to the extent feasible, such as trails and overlooks, picnicking spots, plazas.
- T. **Other Landscape Elements.** See Chapter 10.0 Landscape Standards for additional landscape requirements for other elements including, but not limited to:
1. Outdoor Storage,
 2. Outdoor Sales and Display,
 3. Temporary Landscaping,
 4. Fences, Hedges, Waste Enclosures and Mechanical Equipment, and
 5. Blank Walls and Retaining Walls.

16.3 Fence Guidelines

- A. Fence design should complement the character of the development such as split rail or informal fencing (e.g. split rail) in natural or transition areas, and more formal fencing in developed areas.
- B. Fence heights should be based on the nature of the adjacent facilities. Fences adjacent to pedestrian facilities and Community Spaces should be low and open (4 feet or less in height). Fences screening utilities, service, loading, waste, etc. should be taller and substantial, while complimentary to the architecture and character of adjacent areas.
- C. Fences should avoid creating a canyon effect especially adjacent to pedestrian ways.
- D. The fence style or articulation of long expanses of fences should provide visual relief and reduce visual bulk and size of the fence. If the fence cannot be articulated and the style alone is not sufficient, a combination of articulation and landscaping should be used to add interest.
- E. When large fences or walls are used to screen undesirable elements, then articulation, artwork,



The stormwater facility and landscaping, above, integrate beautifully into the site and provide visual interest.



This gate is an attractive way to screen outdoor storage and trash containers.



Although very long, this fence does not seem excessive because of its design.

and/or landscape plantings should be added to soften the visual effect of the structure. Full height fences (6-8 feet tall) should be used to screen unsightly facilities such as waste collection areas.

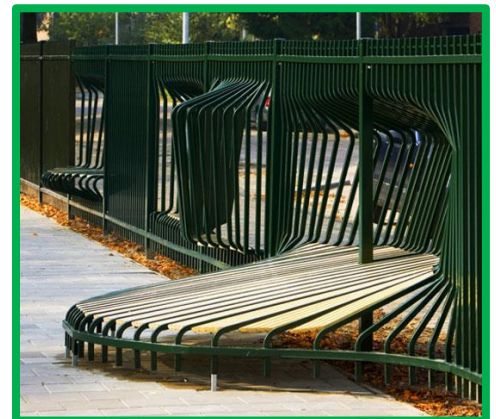
- F. Preferred Materials: Wood, brick, stucco, or wrought iron are preferred fencing, arbor, pergola or trellis materials such as when along a property side that is visible to the public or abutting property owners. Hedge or impenetrable landscape may be substituted for fencing, but height restrictions do not apply.
- G. Chain link fencing with or without infill slats should not be used in prominently visible areas. In less prominent areas black vinyl coated fencing, or other color coating that reduces visibility may be used. Chain link fencing may be used in less visible commercial or industrial areas, and around major and minor utility facilities. Chain link fencing should be softened with landscape screening. Screening of chain link fences ensures a compatible transition between abutting land uses and shall be effective during both winter and summer
- H. Fences, arbors, pergolas and trellises shall comply with IMC 18.07.120.



*Recycled materials are a very artistic way to create interesting fences and enclosures.
(apartmenttherapy.com)*



A simple trellis fence is an attractive way to disguise storage.



Not only is this fence architecturally interesting, but it provides seating as well! (Inhabitat.com)